



Meeting Agenda

Bar Harbor Planning Board

Wednesday, April 6, 2022 at 4:00 PM

Council Chambers — Municipal Building — 93 Cottage Street

I. CALL TO ORDER

II. ADOPTION OF THE AGENDA

III. EXCUSED ABSENCES

IV. PUBLIC COMMENT PERIOD

The Planning Board allows up to 15 minutes of public comment on any subject not on the agenda nor on a pending application before the board, with a maximum of three minutes per person.

V. APPROVAL OF MINUTES

- a. March 2, 2022

VI. REGULAR BUSINESS

- a. **Public Hearing and Compliance Review for Subdivision Plan Modification SD-2021-05 — Clark Acres Subdivision, Fisk Lot Line**

Applicant/Owner: Jennifer Fisk, 54 Gretas Lane, Bar Harbor, Maine 04609

Application: The applicant proposes a modification to the 1989 Clark Acres Subdivision, most recently modified in 2020. The applicant proposes to split Tax Map 227, Lot 100, that encompasses ± 12.08 acres according to the town tax records, into two lots. Presently there is a house and the Acadia Woods Kennel (a full-service pet care facility) on the parcel. The split will create a front lot of about 5 acres to include the Acadia Woods Kennel and a back lot of about 7 acres to include the house. A 30-foot right-of-way, off the Crooked Road, will serve both lots.

Project Location: 54 Gretas Lane (Tax Map 227, Lot 100), encompassing a total of ± 12.08 , acres according to town tax records.

District: Town Hill Rural

- b. **Public hearing and Completeness/Compliance Review for Site Plan SP-2021-05 — Evergreen Yurts**

Applicant/Owner: Joshua and Kaitlin Hodgkins, 882 State Highway 3, Bar Harbor, Maine 04609

PLEASE NOTE

- The Planning Board has adopted a Remote Participation Policy that allows it to use means of remote participation under certain circumstances. By 4:00 PM on Friday, April 1, 2022, it will be determined if remote participation will be an option for the April 6, 2022 meeting. To find out if remote participation will be an option, and if it is an option how to join via Zoom, go to <https://www.barharbormaine.gov/282/Planning-Board> at or after 4:00 PM on April 1, 2022.
- All Planning Board meetings are broadcast live on Bar Harbor Spectrum channel 7 (in Bar Harbor) and streamed online at https://townhallstreams.com/towns/bar_harbor_me and archived on that website for later viewing after the meeting.
- Anyone with a disability wishing to attend this meeting and who may have questions about how to do so should contact Tammy DesJardin at tdesjardin@barharbormaine.gov or at 288-3329.

Application: The applicant proposes to build eight, one-bedroom yurts with bathrooms, one common building with laundry, and recreational amenities. The existing driveway will be upgraded. A one-way loop will serve the yurts.

Project Location: Off of State Highway 3 (Tax Map 206, Lot 61-2), encompassing a total of ±21.15 acres according to town tax records

Districts: Salisbury Cove Rural and Stream Protection

c. **Public Hearing and Completeness/Compliance Review for Site Plan SP-2022-01 — College of the Atlantic Student Housing**

Applicant/Owner: College of the Atlantic, C/O Bear Paul, 106 Eden Street, Bar Harbor, Maine 04609

Application: The applicant proposes to build a three-story building for student housing. The building will house a maximum of 50 students. The building will be connected to existing campus utilities and infrastructure. Several small outbuildings will be relocated/removed. The project is intended to meet the needs of the existing student/staff population, not to expand it.

Project Location: 105 Eden Street (Tax Map 101, Lot 5), encompassing a total of ±36.07 acres, according to town tax records.

District: Educational Institution

d. **Completeness Review for Site Plan SP-2022-02 — Bar Harbor Community Solar**

Applicant: Bar Harbor Community Solar, LLC, 6 Balsam Circle, New Harbor, Maine 04554

Owner: Robert L. Mitchell Sr. and Jennifer Mitchell, 29 Beech Hill Crossroads, Mount Desert, Maine 04660

Application: To develop a large-scale (15 acres) ground-mounted solar energy system providing approximately 1.99 megawatts of power to the electrical grid.

Project Location: Off of Knox Road (Tax Map 220, Lot 67), encompassing a total of ±57.5 acres, according to town tax records

District: Town Hill Rural District, Shoreland Limited Residential and Resource Protection

e. **Sketch Plan Review for Subdivision SD-2022-01 - Red House Farm Subdivision**

Applicant/Owner: Finback on Cottage, LLC, C/O Michael Boland, P.O. Box 10, Bar Harbor, Maine 04609

Application: To subdivide a 27-acre lot into three (3), two-acre, single-family lots with a fourth, 21-acre lot to be retained by the owners.

Project Location: 16 Hadley Point Road (Tax Map 202, Lot 58), encompassing a total of ±27.18 acres, according to town tax records

District: Salisbury Cove Corridor and Salisbury Cove Residential.

f. **Sketch Plan Review for Subdivision SD-2022-04 – Lamb Subdivision – Anderson Lot Line**

Applicant/Owner: Michael and Fayelle Anderson, 25 Manteca Drive, Bar Harbor, Maine 04609

Application: The project consists of the modification of the Lamb Subdivision. The applicant seeks to divide Tax Map 206 Lot 14 (25 Manteca Drive) into two lots: an

11.85-acre lot with three existing dwelling units and a 2.2-acre lot with one existing dwelling unit.

Project Location: 25 Manteca Drive (Tax Map 206, Lot 14), encompassing a total of 14.05± acres, according to town tax records

Districts: Shoreland Limited Residential and Salisbury Cove Residential

- g. **Recommendation of the Planning Board, to be posted on the warrant for the Bar Harbor Town Meeting on June 14, 2022, to adopt or reject a Land Use Ordinance Amendment, dated December 8, 2021 and entitled “Rezoning of the Oceanarium and Education Center land from Shoreland Limited Residential District to Marine Research District.”**
- h. **Recommendation of the Planning Board, to be posted on the warrant for the Bar Harbor Town Meeting on June 14, 2022, to adopt or reject a Land Use Ordinance Amendment, dated December 8, 2021 and entitled “Expansion of the Scientific and Research for Eleemosynary Purposes District.”**

VII. OTHER BUSINESS

- a. Comprehensive Plan Update — Elissa Chesler

VIII. BOARD MEMBER COMMENTS/SUGGESTIONS FOR THE NEXT AGENDA

IX. REVIEW OF PENDING PLANNING BOARD PROJECTS

X. ADJOURNMENT